

EXHIBIT "A"

FLOR-651-3003
KING KONG

December 16, 1981

MCA Recreation Services
100 Universal Plaza
Universal City, CA 91608

Attention: Mr. Terry A. Winnick
Vice President, Entertainment &
Special Effects

Regarding: Proposal for Design and Construction
of the King Kong Attraction - Orlando,
Florida.

Dear Mr. Winnick,

The Elliott Group, appreciates this opportunity to present a proposal for design of Universal Studio's new King Kong attraction. The occasion to participate in such a unique and challenging project has already motivated our staff to new concepts in design and construction.

Considering the special nature of this project, we feel we have assembled a highly qualified group of consultants to augment our own engineering, design, and illustration personnel. The team assembled to participate in the project's schematic phase are listed below. We anticipate expanding our consultants as necessary as more of the facets of the project develop in future phases.

Architectural & Set Design

The Elliott Group, augmented by Universal Studios

Kong Design

Ken Acton augmented by Universal Studios

Kong Engineering

Ken Acton & The Elliott Group

Building Engineering

The Elliott Group

Lighting

Janek Kaliczak & The Elliott Group

Sound Systems

Jerry Ladman of Sound Chamber

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THE ELLIOTT GROUP INCORPORATED ARCHITECTS, ENGINEERS, AND CONTRACTORS IN PARTICIPATION
1895 Newport Boulevard Costa Mesa California 92627 Telephone: (714) 833-8320



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Special Effects

Ken Acton

Illustration & Presentation

The Elliott Group

Environmental Control

The Elliott Group

Animation Control

Ken Acton & Roy Waynard
of Singer Link-Simulite
Division

Acoustics

Wilfred A. Malmund

As we presently envision the project, it will consist of approximately 80 to 100 foot of street front, preceding entry into a 100 foot wide by 240 foot long metal building (50 foot eave height). The metal building would be covered by a street facade to conceal it's identity. Within the structure would be a continuation of the street front, elevated railway, electric car, King Kong figure and associated support equipment.

Based on the above scope, we have prepared a preliminary budget estimate for the project. This estimate will obviously change as more information and concept is established, however we feel it does represent a magnitude for the project, as obtained from our discussions with the specialty consultants.

Site Preparation	\$ 56,000.00
Foundations	168,000.00
Enclosing Structure	288,000.00
Street Front Facades	416,000.00
Building Camouflage Facade	120,000.00
Facade Structure	208,000.00
Special Doors & Openings	32,000.00
King Kong (Hydraulics & Control)	700,000.00
Break-Away Railroad Track	150,000.00
Lighting (See Attachment A)	376,000.00
Air Conditioning	160,000.00
Fire Sprinklers	32,000.00
Power Distribution	108,000.00
Acoustical	57,000.00

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Sound System	
Railway Car	\$ 45,000.00
Design Services	50,000.00
Construction Management	258,000.00
	150,000.00
	\$3,374,000.00

The Elliott Group would propose to provide the following architectural, engineering, and construction management services for implementation of this project.

SCHEMATIC DESIGN PHASE

1. Meeting with Universal Studios and establish program, schedule, script, construction budget for the project.
2. From the meetings with Universal Studios, prepare a written program sequence for the project.
3. Coordinating with Universal Studios the Elliott Group's Designers and Project Manager will develop street fronts, special effects, action sequence, lighting and sound.
4. In coordination with Universal Studios and the special consultants develop story boards for presentation of the concept.
5. From approved story boards, prepare design study model of project for review and coordination.
6. Prepare schematic design documents integrating design and engineering principals into the project concept. Schematic documents would include:
 - a) Facade Elevations, Floor Plans and Sections.
 - b) Enclosure Building Plans, Sections and Specifications.
 - c) Structural Concepts for supports of King Kong, Facades and Building.

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- d) Enviromental Control flow diagrams and specifications.
- e) Electrical power distribution plans & diagrams.
- f) Site plans and grading concepts to interface with other areas.
- g) King Kong and Break-away track movement and control concepts.
- h) Special Lighting & Sound Effects concepts.

- 7. Prepare detailed project cost estimate, and establish final design fees.

Compensation for the Schematic Design Phase would be on a hourly basis plus expenses not to exceed \$55,000.00 without prior approval of Universal Studios.

DESIGN DEVELOPMENT PHASE

- 1. Implement design and budget considerations established in the Schematic Design Phase into comprehensive scope documents.
- 2. Conduct design meetings to apprise Universal of the design progress.
- 3. Prepare Value Engineering studies for proposed construction systems and alternate systems to be used in the project, (mechanical, electrical, structural and architectural).
- 4. Prepare computer life cycle cost comparisons of various project components (air conditioning, control systems, movement systems, etc.).
- 5. Prepare preliminary plans and outline specifications completely outlining the proposed project. Preliminary plans and specifications will be sufficient and complete enough to pre-order long lead equipment items.

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6. Coordinate all preliminary designs through governing authorities.
7. Prepare detailed construction cost estimate and establish a guaranteed maximum not to exceed construction cost.

The Design Development Phase will result in a comprehensive document describing all new construction, structural design, mechanical/electrical systems, animated equipment, control sequences, sound systems and purchase specifications for long lead items.

CONSTRUCTION DOCUMENTS

1. From approved design development documents, prepare complete construction drawings and specifications for architectural, structural, mechanical, and electrical, special effects, sound systems.
2. Provide field verification of existing site conditions which effect the proposed building.
3. Assist in processing drawings through required governing agencies and obtain approvals.

The Construction Documents represent the detailed description of all work to be accomplished, the quality of workmanship and materials.

BIDDING PHASE

1. Prepare necessary bid documents.
2. Issue plans and specifications to sub-contractors, administer and receive bids.
3. Evaluate sub-contractor's bids and recommend to Universal the best contractors for the various phases of the project.

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4. Establish new fixed construction cost with all savings below guaranteed maximum returning to Universal.
5. Issue purchase orders and contracts to all sub-contractors.
6. Administer and obtain bond and insurance requirements of sub-contractors.

CONSTRUCTION MANAGEMENT

1. Establish on-site construction supervision and management of project.
2. Conduct construction progress meetings with the Universal representatives to review progress and monitor schedule, cost, and construction.
3. Coordinate construction with other on going site operations.
4. Obtain final inspections and approvals through governing agencies.
5. Assemble and prepare operations and maintenance manuals for attraction.
6. Train Universal personnel in operation of all systems.
7. Remain on site as required or for up to two months after start of operations to eliminate any malfunctions.

The Construction Management Phase will result in a completed, operating attraction ready for visitors.

We trust this proposal meets with your approval. We are extremely excited about this project, and are prepared to start immediately

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and commit staff as necessary to meet Universal Studio's commitments.

Sincerely,

THE ELLIOTT GROUP INC.



Bert Elliott AIA
Chairman

BE:sh

Attachments:
Hourly Rate Schedule (1982)

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